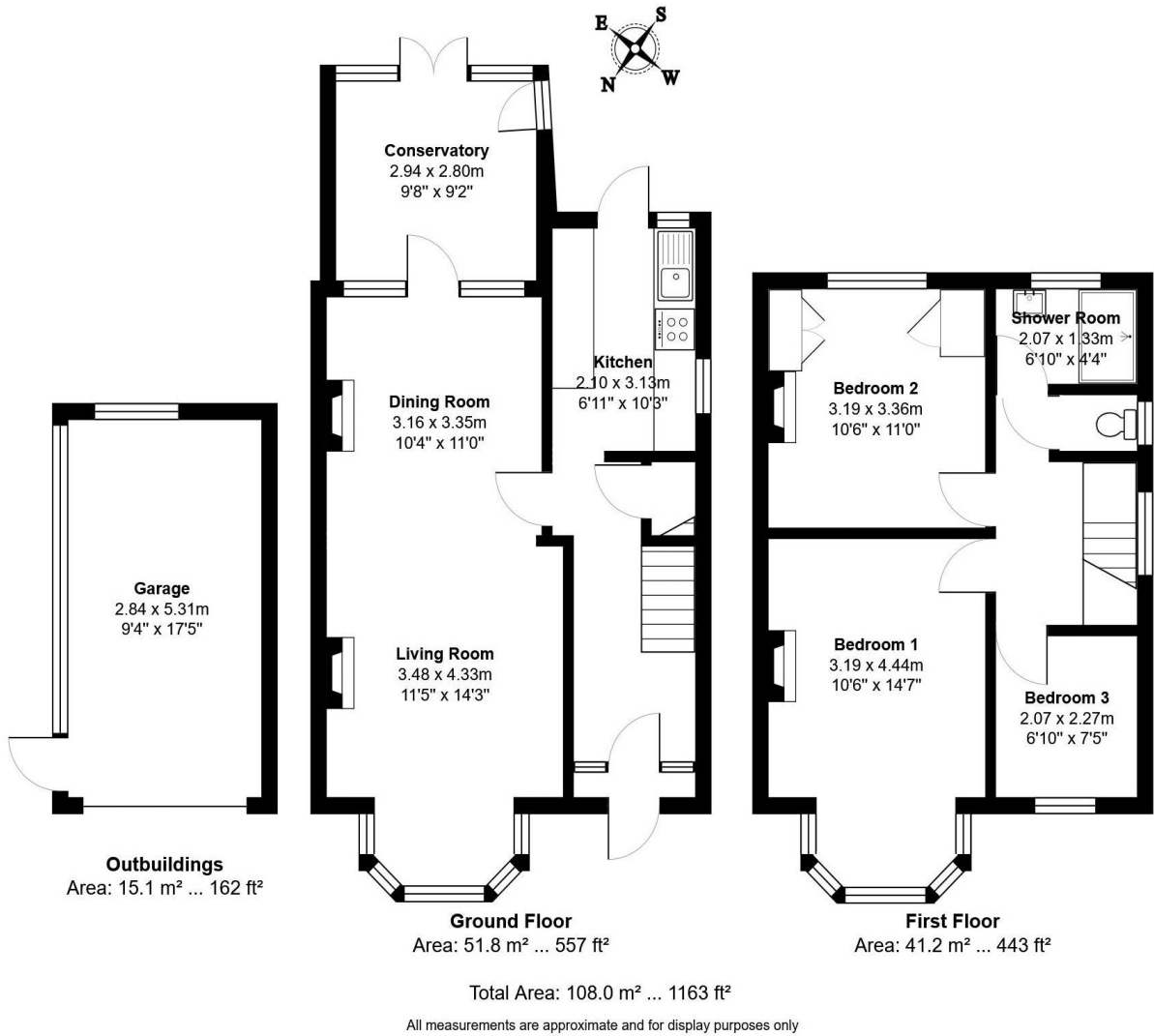




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

- Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
- Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- Floor plans remain copyright of Hamilton Chase Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

59 Wentworth Road

Barnet EN5 4NZ

£675,000

Freehold

PROPERTY SUMMARY

Hamilton Chase are delighted to offer for sale this three bedroom bay fronted semi-detached family property located in this highly sought after location and in catchment for both Foulds and Christchurch Schools as well as being close to Green Belt countryside. The property itself is has been maintained in good order and offers an excellent opportunity to extend on the ground floor and a loft conversion subject to the normal planning consents. The property itself is being offered chain-free and has the following features, three bedrooms, living room/dining room, conservatory, gas central heating, double glazed windows, modern first floor shower room with a separate wc, space for a ground floor cloakroom, 90 ft south/westerly facing rear garden, garage access via shared driveway, viewing highly recommended.

ACCOMMODATION

ENTRANCE PORCH

FRONT DOOR
Glass paneled front door.

HALLWAY
Fitted carpet, radiator, smoke alarm, understairs storage cupboard, built in larder cupboard.

LIVING ROOM 14' 3" x 11' 5" (4.34m x 3.48m)
Double glazed angled bay window to front aspect, fitted carpet, radiator, power points, tv and telephone point, coving to ceiling, feature fireplace with inset flame effect gas fire,

DINING ROOM 11' 0" x 10' 4" (3.35m x 3.15m)
Fitted carpet, power points, radiator, windows to rear aspect, glass paneled door to Conservatory.

CONSERVATORY 9' 8" x 0' 2" (2.94m x 0.05m)
Tiled flooring, power points, double glazed windows to side and rear aspect, double glazed doors to rear garden.

KITCHEN 10' 3" x 6' 11" (3.12m x 2.11m)
Range of fitted wall and base units with worksurfaces, power points, inset stainless steel sink/drainer with cupboards underneath, coving to ceiling, radiator, splash back tiling to walls, gas cooker, built in washing machine and dishwasher, lino flooring, cupboard housing gas central heating boiler, coving to ceiling, double glazed window to side aspect, stable door to rear garden.

FIRST FLOOR LANDING
fitted carpet, radiator, double glazed window to side aspect, coving to ceiling, access to part boarded loft space via loft ladder.



BEDROOM 1 14' 7" x 10' 6" (4.44m x 3.20m)
Double glazed angled bay window to front aspect, fitted carpet, power points, telephone point, radiator.

BEDROOM 2 11' 0" x 10' 6" (3.35m x 3.20m)
Double glazed window to rear aspect, fitted carpet, power points, picture rail, built in cupboard housing hot water cylinder, built in double wardrobe.

BEDROOM 3 7' 5" x 6' 10" (2.26m x 2.08m)
Double glazed window to front aspect, fitted carpet, power points, radiator, picture rail.

SHOWER ROOM 6' 10" x 4' 4" (2.08m x 1.32m)
Walk in shower, vanity unit with inset wash/hand basin, extractor fan, tiled walls and flooring, heated towel rail, double glazed window to rear aspect.

SEPARATE WC
Low level wc, lino tiled flooring, double glazed window to side aspect.

FRONT GARDEN
Well maintained, garden pathway, lawn area, flower and shrub boarders.

REAR GARDEN 90' 0" x 20' 0" (27.41m x 6.09m)
South/westerly facing rear garden, garden pathway, sections of lawn areas, flower and shrub boarders, outside water tap, garden shed, air raid shelter.

GARAGE 17' 5" x 9' 4" (5.30m x 2.84m)
With an up and over door, power and light, access via shared driveway, parking space in front of the garage.



